HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

British Columbia Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Figure 1

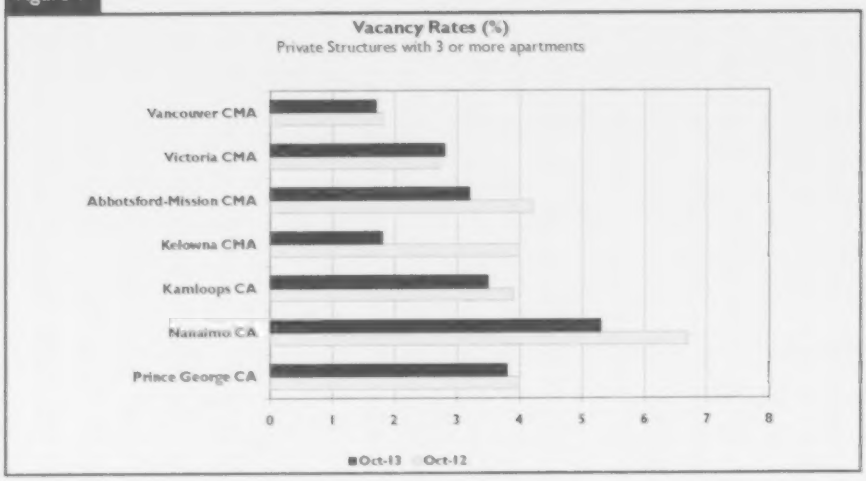
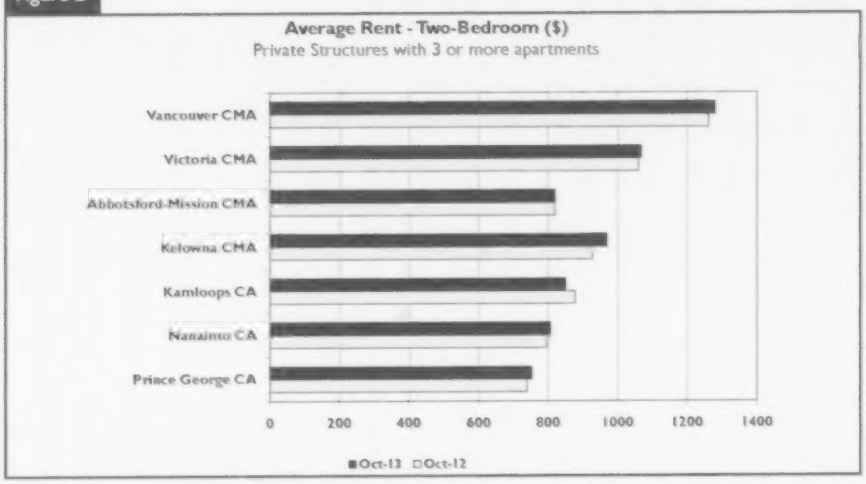


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- The British Columbia average vacancy rate was 2.4 per cent in October 2013, down from 2.7 per cent in October 2012.[1]
- The vacancy rate edged lower in the Vancouver Census Metropolitan Area (CMA) but was relatively unchanged in the Victoria CMA. Kelowna and Abbotsford-Mission CMAs recorded significant declines compared to a year earlier.
- The estimated increase in fixed-sample two-bedroom apartment rents was 1.8 per cent compared to 2.0 per cent a year earlier.
- The availability rate, which takes into account rental units that are either vacant or for which notice has been given, was 3.3 per cent.

[1] Due to seasonal factors, the results of the October 2013 Rental Market Survey are not directly comparable with the results from the April 2013 Rental Market Survey.

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Rental Vacancy Rate Edged Lower

Rental market conditions tightened in most urban British Columbia centres[2] surveyed in October 2013. The apartment vacancy rate in the province was 2.4 per cent, compared to 2.7 per cent in October 2012.

Apartment vacancy rates in British Columbia were either unchanged or lower across all bedroom types, except bachelor apartments. Demand for smaller rental units remained strong with the bachelor apartment vacancy rate at 1.8 per cent in October 2013, compared to 1.5 per cent in October 2012. The vacancy rates for two-bedroom and three-bedroom or larger apartments of 2.9 per cent and 3.3 per cent, respectively, were down from 3.5 per cent and 4.2 per cent in October 2012. Larger apartment units (those with three or more bedrooms) generally had higher vacancy rates than units with fewer bedrooms (bachelor and one-bedroom).

The lower average vacancy rate for British Columbia resulted from a number of factors including improving employment trends among the younger segment of the population who tend to rent and an increase in international migration. In October 2013, total employment in the 15 to 24 age cohort increased 1.9 per cent year-over-year, compared to a decline in total employment during the same period. As well, rental demand may have received a boost from an increase in international migration. With most new migrants settling in the Vancouver CMA, this last factor likely played a bigger role in this rental market than in other rental markets in the province. Some first-time homebuyers staying rental accommodation longer to save for a larger down payment may have also played a role in lower rental vacancy rates this year compared to last year. Partly offsetting these factors, a combination of low mortgage interest rates and declining home prices may have drawn people from rental to homeownership, freeing up rental housing and exerting upward pressure on vacancy rates.

The apartment rental vacancy rate edged lower in the Vancouver Census Metropolitan Areas (CMA) but was relatively unchanged in the Victoria CMA. The Kelowna and Abbotsford-Mission CMAs recorded significant declines compared to October 2012.

At 1.7 per cent, the apartment vacancy rate in the Vancouver CMA edged lower to from 1.8 per cent last fall, remaining one of the lowest vacancy rates among the 27 centres surveyed in the province. Demand for rental housing was supported as people moving to Vancouver from other countries added 29,491 permanent residents in 2012.[3]

In the Victoria CMA, the apartment vacancy rate was 2.8 per cent, slightly higher than the provincial average, but relatively unchanged from October 2012. Across all bedroom types, the number of apartments in the rental universe was largely unchanged from year ago levels. As a result, changes in the vacancy rate are attributable to changes in rental housing demand. While demand for larger rental units increased, pushing vacancy rates lower, the opposite held for smaller rental units. The vacancy rate for bachelor apartments, which represent about eleven per cent of the apartment rental universe in Victoria, was 2.3 per cent this fall, compared to 1.3 per cent in October 2012. Despite this increase, bachelor apartments continued to have the lowest vacancy rate across all bedroom types in the Victoria CMA.

The fall apartment vacancy rate in the Kelowna CMA declined to 1.8 per cent from 4.0 per cent last fall. Demand for off-campus rental accommodation from post-secondary students, and the temporary relocation into rental accommodation of a number of residents due to fire damage likely exerted downward pressure on the Kelowna apartment vacancy rate. Kelowna's apartment vacancy rate was among the lowest in the province. Only Parksville, Squamish, Terrace and Vancouver recorded a lower apartment vacancy rate in October 2013.

At 3.2 per cent, the Abbotsford-Mission CMA recorded the highest apartment vacancy rate of the province's four large centres, despite a significant reduction in the vacancy rate compared to October 2012, the second consecutive annual decline. The lower apartment vacancy rate may be attributed to the increasing housing demand in the CMA fuelled by job gains and migration flows. Between 2012 and 2013, the household formation rate in Abbotsford-Mission outpaced the provincial level, due in part to migration to the CMA.[4]

[2] An urban centre is a centre with a population of 10,000 or more people.

[3] Citizenship and Immigration Canada, Facts and Figures 2012

[4] BCStats P.E.O.P.L.E. 2013 Projections for Households, CMHC calculation.

Additions to Rental Housing Supply

In the October 2013 Rental Market Survey, the number of purpose-built rental apartments in British Columbia increased by almost 1,200 units to 166,498 apartments. Increases in the rental universe in some centres were partly offset by declines in others centres.

Additions to the purpose-built rental supply come from new units completed or from existing units, removed for renovation, returning to the market. In 2013, 646 new purpose-built rental apartments were included in this Rental Market Survey. As well, the return of rental units to the market, which had been temporarily taken off the market while they underwent renovations, added to the rental universe and contributed to higher vacancy rates in some centres.

The largest addition to supply was in the Vancouver CMA, where the number of private apartments in the survey universe increased by 480 units, the majority of which were in one-bedroom units. Notable increases in the purpose-built rental supply were also recorded in Nanaimo (240 units) and the Kelowna CMA (85 units).

Fixed-Sample Rent[5] Increase

The pace of rent increase in two-bedroom purpose-built apartments between October 2012 and October 2013 was 1.8 per cent, similar to the rate recorded a year ago, and higher than the general rate of consumer price inflation in British Columbia[6]. For one-bedroom apartments, the estimated annual increase in rent was 2.0 per cent for structures common to both the October 2012 survey and the October 2013 survey. Larger units recorded a 2.4 per cent increase in fixed-sample average rents.

The average rent level for a two-bedroom apartment in new and existing structures was $1,087 per month, below Alberta's $1,158 per month and ahead of Ontario's $1,059 per month.

One-bedroom apartments make up almost two-thirds of the purpose-built stock in British Columbia. The average rent level in new and existing structures was $926 for a one-bedroom apartment.

Availability Rate[7] Moved Lower

The availability rate in British Columbia moved lower to 3.3 per cent in October 2013 compared to 3.6 per cent in October 2012, reversing the change recorded last fall. This trend held across all bedroom types, except for bachelor apartments. Two-bedroom and three-bedroom or larger apartments reported the highest availability rates at 3.8 per cent and 3.9 per cent, respectively. The availability rate for bachelor apartments was 2.7 per cent, relatively unchanged from 2.5 per cent last fall, indicating a stable rate of turnover in smaller rental units.

Similar Trends in the Secondary Rental Market

Investor-owned condominiums are an important addition to rental market supply in British Columbia, and complement the existing stock of rental accommodation. Canada Mortgage and Housing Corporation's (CMHC's) October 2013 Rental Market Survey includes a Condominium Apartment Rent Survey and a Condominium Apartment Vacancy Survey. These two Surveys are conducted in the Vancouver and Victoria CMAs, and the results can be found in Table 4.1.1 to Table 4.3.1.

[5] This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

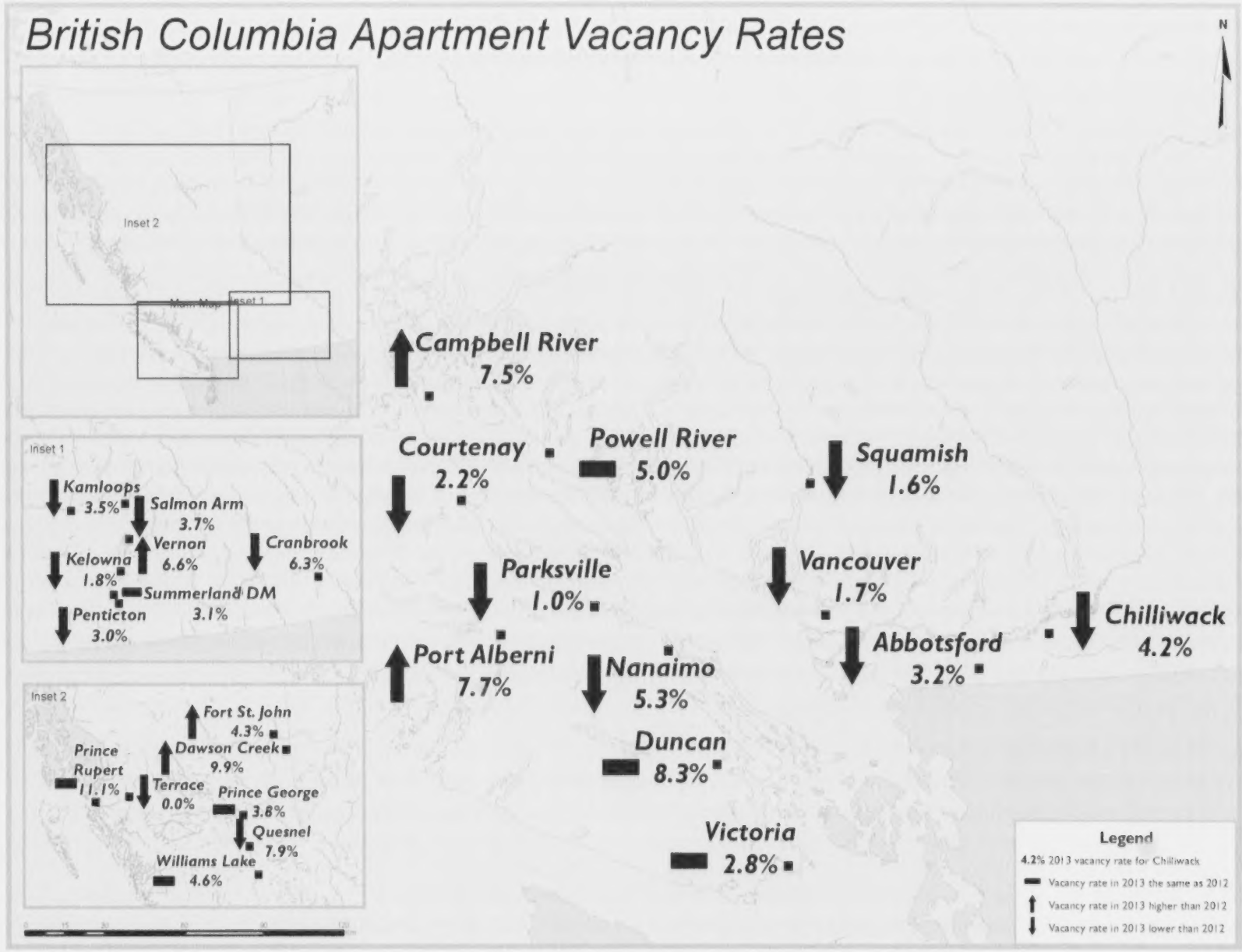
[6] The year-over-year per cent change in the consumer price index for British Columbia was zero in September 2013. In British Columbia, the annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2013, the allowable increase is 3.8 per cent. CMHC's same-sample rent increase will vary from the annual allowable rent increase for a number of reasons, including local rental market conditions. For example, in a market where vacancy rates have remained elevated for a period of time, rents may have moved lower.

[7] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

In both the Victoria and Vancouver CMAs, the rental condominium vacancy rates were relatively unchanged from October 2012, in tandem with the purpose-built apartment vacancy rate. The vacancy rate for rented condominium apartments remained below the vacancy rate for apartments in the purpose-built rental universe, and the condominium rental market recorded higher rents.

In addition to the condominium market, CMHC's October 2013 Rental Market Survey also includes information on the secondary rental market[8]. Vancouver, Victoria, Kelowna and Abbotsford were the centres included in this survey. The results can be found in Tables 5.1 and Table 5.2.

[8] For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey.


British Columbia Apartment Vacancy Rates
N
Inset 2
Main Map
Inset 1
Inset 1
Kamloops
3.5%
Salmon Arm
3.7%
Vernon
6.6%
Kelowna
1.8%
Cranbrook
6.3%
Summerland DM
3.1%
Penticton
3.0%
Inset 2
Fort St. John
4.3%
Dawson Creek
9.9%
Prince Rupert
11.1%
Terrace
0.0%
Prince George
3.8%
Quesnel
7.9%
Williams Lake
4.6%
Campbell River
7.5%
Courtenay
2.2%
Powell River
5.0%
Squamish
1.6%
Parksville
1.0%
Vancouver
1.7%
Chilliwack
4.2%
Abbotsford
3.2%
Port Alberni
7.7%
Nanaimo
5.3%
Duncan
8.3%
Victoria
2.8%
Legend
4.2% 2013 vacancy rate for Chilliwack
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012

TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	5.0	4.1	4.4	3.3	4.0	3.0	**	6.2	4.2	3.2
Campbell River CA	5.7	8.3	6.7	7.2	6.7	7.6	7.5	8.3	6.7	7.5
Chilliwack CA	5.4	3.7	5.2	4.3	6.2	4.2	3.2	0.0	5.6	4.2
Courtenay CA	6.5	4.4	2.4	1.2	4.0	2.4	7.4	1.9	4.0	2.2
Cranbrook CA	23.1	16.7	8.7	4.7	7.6	7.2	4.4	2.6	8.1	6.3
Dawson Creek CA	1.3	4.4	2.0	9.7	3.6	9.8	32.1	29.6	3.5	9.9
Duncan CA	3.3	**	7.7	8.8	9.9	7.9	12.8	16.1	8.4	8.3
Fort St. John CA	5.6	6.9	4.3	2.8	3.1	5.1	3.3	3.4	3.6	4.3
Kamloops CA	1.8	13.1	3.0	3.4	5.1	2.2	6.7	0.0	3.9	3.5
Kamloops Zone 1-South Shore	0.8	16.8	1.6	1.6	1.7	0.3	**	**	1.5	2.5
Kamloops Zone 2-North Shore	4.1	2.0	4.6	5.4	8.2	4.1	13.6	0.0	6.4	4.6
Kelowna CMA	2.0	2.0	3.0	1.3	4.7	2.1	7.3	3.7	4.0	1.8
Nanaimo CA	2.9	2.4	5.6	4.9	9.0	6.6	5.5	4.0	6.7	5.3
Nelson CY(2)	n/a	5.7	n/a	0.5	n/a	2.0	n/a	**	n/a	1.9
Parksville CA	0.0	0.0	2.8	0.9	1.1	1.1	13.3	0.0	1.7	1.0
Penticton CA	3.8	2.4	3.6	3.5	5.0	2.6	8.3	0.0	4.2	3.0
Port Alberni CA	0.0	1.4	5.7	8.7	5.9	7.9	0.0	4.0	5.3	7.7
Powell River CA	**	**	4.2	3.4	5.9	5.8	10.4	10.1	5.2	5.0
Prince George CA	6.9	5.2	3.6	4.2	3.4	3.4	5.6	3.6	4.0	3.8
Prince George Zone 1-Downtown	6.1	5.8	4.2	6.6	3.2	5.3	5.7	3.8	4.2	5.8
Prince George Zone 2-Outlying	8.7	3.9	3.1	2.6	3.5	2.5	5.6	3.5	3.9	2.7
Prince Rupert CA	15.0	11.7	11.4	11.5	12.8	**	7.5	**	11.8	11.1
Quesnel CA	12.5	0.0	13.8	3.9	9.8	11.7	4.8	0.0	11.2	7.9
Salmon Arm CA	9.1	18.2	6.5	4.2	2.5	2.1	**	**	4.4	3.7
Squamish CA	3.7	3.7	12.4	1.0	14.5	1.9	0.0	0.0	11.5	1.6
Summerland DM	-	-	**	**	5.0	5.0	**	**	3.1	3.1
Terrace CA	0.0	0.0	1.5	0.0	4.9	0.0	4.9	**	3.4	0.0
Vancouver CMA	1.1	1.1	1.7	1.6	2.4	1.9	2.4	2.7	1.8	1.7
Vernon CA	4.8	6.8	5.8	4.6	5.4	8.4	9.2	6.4	5.8	6.6
Victoria CMA	1.3	2.3	2.9	3.0	2.9	2.5	3.2	2.6	2.7	2.8
Williams Lake CA	0.0	10.2	4.0	2.2	3.8	5.8	18.7	3.7	4.9	4.6
British Columbia 10,000+	**1.5**	**1.8**	**2.3**	**2.2**	**3.5**	**2.9**	**4.2**	**3.3**	**2.7**	**2.4**

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	559	575	661	676	818	820	938	953	737	746
Campbell River CA	534	544	614	618	741	746	834	833	694	699
Chilliwack CA	498	505	625	628	774	776	789	803	687	690
Courtenay CA	548	553	663	680	799	811	743	761	736	749
Cranbrook CA	463	454	613	616	727	734	817	820	687	690
Dawson Creek CA	640	697	761	799	1,015	1,085	1,240	1,146	869	926
Duncan CA	528	524	634	637	731	735	843	855	670	675
Fort St. John CA	638	655	784	796	988	1,041	995	1,064	898	940
Kamloops CA	616	641	711	721	876	850	1,044	1,030	783	775
Kamloops Zone 1-South Shore	603	643	760	781	896	920	**	**	809	828
Kamloops Zone 2-North Shore	646	636	656	651	859	783	932	905	756	716
Kelowna CMA	592	606	750	778	927	970	1,131	1,173	851	885
Nanaimo CA	547	565	665	686	795	806	960	1,051	719	741
Nelson CY(2)	n/a	527	n/a	657	n/a	792	n/a	**	n/a	708
Parksville CA	517	540	667	708	739	748	854	873	722	736
Penticton CA	543	539	670	676	781	795	969	1,006	709	719
Port Alberni CA	478	519	533	552	661	686	722	727	590	614
Powell River CA	**	512	589	582	677	670	750	755	634	629
Prince George CA	531	553	615	634	738	754	827	862	692	711
Prince George Zone 1-Downtown	534	573	619	628	707	726	834	886	652	673
Prince George Zone 2-Outlying	524	512	612	638	751	767	825	857	713	731
Prince Rupert CA	470	471	578	591	679	737	644	662	618	653
Quesnel CA	421	442	516	534	612	626	793	752	577	590
Salmon Arm CA	502	509	655	657	790	798	**	**	722	728
Squamish CA	558	591	714	717	798	815	**	**	760	775
Summerland DM	-	-	**	**	761	**	**	**	715	700
Terrace CA	519	521	579	595	655	691	835	874	644	666
Vancouver CMA	864	876	982	1,005	1,261	1,281	1,480	1,498	1,047	1,067
Vernon CA	522	531	641	645	782	783	830	845	714	715
Victoria CMA	695	706	828	833	1,059	1,068	1,271	1,281	891	898
Williams Lake CA	420	**	578	594	700	696	800	798	665	670
British Columbia 10,000+	**798**	**810**	**908**	**926**	**1,073**	**1,087**	**1,232**	**1,253**	**956**	**972**

²This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	121	123	1,762	1,728	1,833	1,824	34	35	3,750	3,710
Campbell River CA	35	36	359	360	628	606	40	48	1,062	1,050
Chilliwack CA	111	108	1,450	1,456	1,220	1,207	62	64	2,843	2,835
Courtenay CA	139	137	490	485	997	980	108	105	1,734	1,707
Cranbrook CA	13	12	299	296	500	485	45	38	857	831
Dawson Creek CA	74	71	422	410	365	407	27	27	888	915
Duncan CA	66	67	659	644	494	487	31	31	1,250	1,229
Fort St. John CA	72	74	586	590	915	952	32	32	1,605	1,648
Kamloops CA	167	199	1,573	1,570	1,388	1,341	48	48	3,176	3,158
Kamloops Zone 1-South Shore	118	149	837	849	656	650	24	24	1,635	1,672
Kamloops Zone 2-North Shore	49	50	736	721	732	691	24	24	1,541	1,486
Kelowna CMA	159	160	1,836	1,889	2,200	2,246	151	136	4,346	4,431
Nanaimo CA	240	254	1,612	1,730	1,325	1,412	127	148	3,304	3,544
Nelson CY(2)	n/a	74	n/a	179	n/a	253	n/a	12	n/a	518
Parksville CA	17	17	109	115	435	435	15	14	576	581
Penticton CA	138	129	1,016	1,015	841	823	12	12	2,007	1,979
Port Alberni CA	60	72	444	423	404	400	20	25	928	920
Powell River CA	10	12	299	295	238	250	38	39	585	596
Prince George CA	259	255	1,044	1,038	1,562	1,552	379	376	3,244	3,221
Prince George Zone 1-Downtown	171	166	430	425	479	493	57	57	1,137	1,141
Prince George Zone 2-Outlying	88	89	614	613	1,083	1,059	322	319	2,107	2,080
Prince Rupert CA	55	53	271	267	325	360	70	59	721	739
Quesnel CA	16	16	218	205	317	300	21	20	572	541
Salmon Arm CA	11	11	168	168	201	195	5	5	385	379
Squamish CA	27	27	97	97	152	155	28	28	304	307
Summerland DM	0	0	10	10	20	20	2	2	32	32
Terrace CA	30	30	120	120	204	201	46	45	400	396
Vancouver CMA	11,609	11,726	65,898	66,169	25,330	25,410	2,230	2,242	105,067	105,547
Vernon CA	81	82	694	687	705	695	119	117	1,599	1,581
Victoria CMA	2,612	2,637	13,293	13,270	7,180	7,195	410	405	23,495	23,507
Williams Lake CA	10	10	182	184	345	346	41	51	578	591
British Columbia 10,000+	**16,132**	**16,393**	**94,911**	**95,403**	**50,124**	**50,538**	**4,141**	**4,164**	**165,308**	**166,498**

[2]This centre is new to our survey as of 2013

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1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	6.6	7.3	5.7	4.0	5.0	3.6	**	6.2	5.4	3.9
Campbell River CA	5.7	8.3	7.8	7.2	7.3	8.3	7.5	8.3	7.4	7.9
Chilliwack CA	5.4	4.6	6.6	5.8	7.8	6.1	6.5	0.0	7.1	5.8
Courtenay CA	6.5	5.1	2.7	1.2	5.5	3.3	7.4	2.9	4.9	2.8
Cranbrook CA	23.1	16.7	10.0	4.7	9.2	7.2	4.4	2.6	9.5	6.3
Dawson Creek CA	1.3	5.8	3.1	10.9	4.1	10.5	32.1	29.6	4.3	10.9
Duncan CA	3.3	5.4	8.9	9.7	11.6	8.5	19.2	16.1	9.9	9.2
Fort St. John CA	5.6	6.9	5.3	3.6	4.0	5.9	3.3	3.4	4.5	5.1
Kamloops CA	1.8	13.1	3.6	4.4	5.6	3.4	13.1	0.0	4.5	4.4
Kamloops Zone 1-South Shore	0.8	16.8	2.3	2.5	2.0	1.4	**	**	2.2	3.3
Kamloops Zone 2-North Shore	4.1	2.0	5.0	6.7	8.9	5.2	13.6	0.0	7.0	5.7
Kelowna CMA	4.7	2.7	3.5	2.4	5.2	3.0	7.3	3.7	4.5	2.7
Nanaimo CA	5.0	3.6	6.8	6.9	10.0	7.9	5.5	4.0	7.9	7.0
Nelson CY(2)	n/a	5.7	n/a	0.5	n/a	2.0	n/a	**	n/a	1.9
Parksville CA	0.0	0.0	2.8	0.9	1.6	1.1	13.3	0.0	2.1	1.0
Penticton CA	3.8	3.1	3.6	4.1	5.0	3.7	8.3	0.0	4.2	3.9
Port Alberni CA	0.0	1.4	7.2	9.6	7.4	8.1	0.0	4.0	6.7	8.1
Powell River CA	**	**	5.2	3.4	5.9	7.4	10.4	13.1	5.7	5.9
Prince George CA	7.3	5.6	4.4	5.2	4.3	4.1	5.6	4.2	4.7	4.6
Prince George Zone 1-Downtown	6.6	6.4	4.8	7.6	3.7	6.3	5.7	7.6	4.7	6.9
Prince George Zone 2-Outlying	8.7	3.9	4.1	3.6	4.5	3.2	5.6	3.5	4.7	3.4
Prince Rupert CA	16.8	11.7	12.2	11.5	**	**	9.3	**	14.2	11.3
Quesnel CA	12.5	0.0	13.8	4.4	9.8	11.7	4.8	0.0	11.2	8.1
Salmon Arm CA	9.1	18.2	8.3	4.2	3.0	3.1	**	**	5.5	4.2
Squamish CA	3.7	3.7	13.4	2.1	15.1	3.2	0.0	3.6	12.2	2.9
Summerland DM	-	-	**	**	5.0	5.0	**	**	3.1	3.1
Terrace CA	0.0	0.0	1.5	0.0	4.9	0.0	4.9	**	3.4	0.0
Vancouver CMA	2.1	1.9	2.6	2.4	3.2	2.7	3.2	3.2	2.7	2.4
Vernon CA	4.8	6.8	6.7	5.4	5.7	9.7	9.2	7.3	6.3	7.5
Victoria CMA	2.2	3.8	3.9	4.2	3.9	3.6	4.2	3.9	3.7	4.0
Williams Lake CA	0.0	10.2	4.6	2.2	4.4	6.4	18.7	3.7	5.4	5.0
British Columbia 10,000+	**2.5**	**2.7**	**3.3**	**3.1**	**4.4**	**3.8**	**4.9**	**3.9**	**3.6**	**3.3**

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Abbotsford-Mission CMA	-4.0	7.0	++	2.3	1.2	1.5	++	++	1.0	1.6
Campbell River CA	3.0	2.2	0.6	2.4	0.8	0.9	++	0.8	0.8	1.3
Chilliwack CA	2.2	1.0	1.7	0.5	1.5	0.2	2.0	2.7	1.3	0.5
Courtenay CA	2.2	-0.8	2.8	1.9	1.6	1.6	0.6	1.6	1.5	1.7
Cranbrook CA	1.1	1.4	1.6	0.9	1.2	1.5	0.4	0.4	1.6	0.9
Dawson Creek CA	5.8	6.9	3.5	5.4	3.0	4.4	4.6	++	3.2	4.7
Duncan CA	0.4	++	1.7	0.8	1.9	++	1.5	2.7	1.4	++
Fort St. John CA	5.2	4.3	8.0	3.1	7.8	3.8	4.8	2.5	7.6	3.1
Kamloops CA	++	2.2	0.7	1.7	3.7	2.1	++	-1.4	2.2	1.9
Kamloops Zone 1-South Shore	++	2.6	++	2.7	3.2	2.6	**	**	1.9	2.6
Kamloops Zone 2-North Shore	++	1.2	1.2	0.7	4.3	1.5	**	-4.6	2.5	1.1
Kelowna CMA	++	3.0	++	1.9	++	1.9	2.1	1.2	++	1.6
Nanaimo CA	3.4	++	1.1	0.7	++	0.6	1.1	13.9	0.7	0.6
Nelson CY(2)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Parksville CA	-0.1	2.9	2.5	1.5	0.6	1.6	0.9	3.1	1.0	1.7
Penticton CA	1.4	4.6	1.8	1.8	2.5	1.6	6.9	-1.9	2.0	1.8
Port Alberni CA	4.0	5.6	3.8	3.6	2.1	3.6	5.7	**	2.7	3.6
Powell River CA	**	**	5.6	-1.0	3.6	++	0.2	++	3.9	-0.4
Prince George CA	4.9	1.2	2.8	2.4	1.9	3.0	3.8	4.7	2.1	3.5
Prince George Zone 1-Downtown	2.3	4.5	3.4	1.5	2.4	3.0	++	5.9	2.3	3.4
Prince George Zone 2-Outlying	6.8	++	2.4	2.9	1.6	3.0	4.7	4.3	2.0	3.5
Prince Rupert CA	**	3.9	2.0	**	3.7	++	2.3	1.3	2.5	**
Quesnel CA	**	**	2.4	4.8	-0.1	2.0	2.5	**	0.4	2.7
Salmon Arm CA	0.0	0.9	3.0	++	2.1	1.1	**	**	2.3	0.5
Squamish CA	-1.9	3.2	-5.8	0.2	-3.4	2.2	**	**	-5.2	2.0
Summerland DM	-	-	**	**	**	**	**	**	**	0.6
Terrace CA	0.2	2.2	2.0	3.5	2.1	4.7	3.6	7.7	2.2	4.2
Vancouver CMA	2.5	2.4	2.3	2.4	2.3	2.1	2.0	2.2	2.3	2.2
Vernon CA	++	++	++	++	++	++	-1.0	++	++	++
Victoria CMA	1.5	0.6	1.0	0.7	0.9	0.7	-1.2	1.7	0.9	1.0
Williams Lake CA	-6.7	**	++	3.0	3.1	++	2.8	++	2.1	++
British Columbia 10,000+	**2.1**	**2.2**	**1.9**	**2.0**	**2.0**	**1.8**	**1.5**	**2.4**	**1.9**	**1.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	-	-	**	**	**	**	8.3	0.9	3.4	1.9
Campbell River CA	**	**	4.4	4.9	5.2	2.1	2.9	8.4	4.4	5.2
Chilliwack CA	**	**	**	**	6.2	8.6	3.0	5.4	4.8	6.6
Courtenay CA	-	-	-	**	5.5	2.7	3.4	0.7	4.7	2.1
Cranbrook CA	**	**	**	5.9	13.2	5.9	5.3	6.5	8.3	6.1
Dawson Creek CA	-	-	**	**	9.8	16.3	9.5	13.2	9.5	14.5
Duncan CA	-	-	16.7	20.0	9.4	17.0	7.8	13.6	10.9	16.4
Fort St. John CA	-	-	11.9	5.2	4.5	0.9	6.1	4.0	6.1	2.7
Kamloops CA	**	**	8.7	0.0	2.0	1.5	5.2	1.3	4.0	1.3
Kamloops Zone 1-South Shore	-	-	**	**	0.8	0.8	0.9	2.6	0.8	1.6
Kamloops Zone 2-North Shore	**	**	10.0	0.0	4.1	2.6	9.3	0.0	7.5	1.0
Kelowna CMA	-	-	4.2	**	3.7	3.3	3.7	3.6	3.7	3.2
Nanaimo CA	**	**	5.3	0.0	8.3	3.8	18.0	17.7	10.6	7.3
Nelson CY(2)	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	7.1	**	6.9	**	19.3	9.1	11.8	**
Port Alberni CA	**	**	**	**	**	17.2	14.7	12.8	14.3	17.1
Powell River CA	-	-	**	**	**	**	**	**	13.6	13.8
Prince George CA	**	**	10.5	3.6	5.8	5.8	6.6	4.3	6.8	4.7
Prince George Zone 1-Downtown	**	**	9.1	9.1	6.0	**	9.8	6.3	8.6	7.1
Prince George Zone 2-Outlying	-	-	**	**	5.6	4.3	2.9	2.0	5.3	2.6
Prince Rupert CA	-	-	**	**	8.3	0.0	5.3	2.2	5.2	1.7
Quesnel CA	-	-	20.0	15.8	**	2.7	6.5	3.9	7.9	4.9
Salmon Arm CA	-	-	**	**	5.9	5.9	**	**	4.3	4.3
Squamish CA	-	-	-	-	**	**	2.9	0.0	2.3	0.0
Summerland DM	**	**	6.1	17.6	7.5	13.2	**	**	6.7	14.9
Terrace CA	-	-	**	**	0.0	1.3	1.5	1.6	0.7	1.4
Vancouver CMA	0.0	0.0	1.1	1.3	2.8	2.8	2.6	2.2	2.6	2.3
Vernon CA	**	1.8	8.2	6.3	1.8	7.1	7.3	1.0	5.8	3.6
Victoria CMA	**	**	2.5	0.9	3.9	4.9	6.3	2.4	4.9	2.8
Williams Lake CA	**	**	0.0	16.7	4.9	3.6	3.5	4.8	3.8	5.2
British Columbia 10,000+	**1.9**	**1.3**	**6.2**	**6.4**	**4.4**	**4.7**	**4.9**	**3.7**	**4.8**	**4.2**

[2]This centre is new to our survey as of 2013

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	-	-	**	**	**	**	1,179	1,184	934	950
Campbell River CA	**	**	581	587	721	729	938	980	795	820
Chilliwack CA	**	**	**	**	718	753	1,000	980	769	791
Courtenay CA	-	-	-	**	757	756	880	881	804	801
Cranbrook CA	**	**	**	**	759	756	868	877	808	812
Dawson Creek CA	-	-	**	**	1,172	1,204	1,243	1,210	1,198	1,198
Duncan CA	-	-	645	652	749	755	944	905	788	790
Fort St. John CA	-	-	677	723	1,065	1,135	1,140	1,196	1,048	1,111
Kamloops CA	**	**	559	578	925	947	1,137	1,168	1,012	1,036
Kamloops Zone 1-South Shore	-	-	**	**	998	1,023	1,308	1,295	1,141	1,143
Kamloops Zone 2-North Shore	**	**	547	564	805	826	974	1,033	870	909
Kelowna CMA	-	-	677	591	867	870	1,097	1,097	901	901
Nanaimo CA	**	**	693	710	863	896	986	993	875	907
Nelson CY(2)	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	835	815	1,090	1,118	978	988
Port Alberni CA	**	**	**	**	**	708	763	768	718	732
Powell River CA	-	-	**	**	**	**	**	**	671	658
Prince George CA	**	**	770	773	859	902	899	914	865	886
Prince George Zone 1-Downtown	**	**	644	627	708	714	754	769	725	732
Prince George Zone 2-Outlying	-	-	**	**	945	1,000	1,064	1,078	982	1,014
Prince Rupert CA	-	-	**	**	648	704	687	743	657	715
Quesnel CA	-	-	450	429	592	612	653	682	629	642
Salmon Arm CA	-	-	**	**	**	759	**	**	793	784
Squamish CA	-	-	-	-	**	**	871	905	861	914
Summerland DM	**	**	564	577	700	760	**	**	639	669
Terrace CA	-	-	**	**	665	672	757	812	696	723
Vancouver CMA	1,137	1,124	888	945	1,452	1,459	1,461	1,530	1,437	1,489
Vernon CA	**	444	594	594	764	807	948	944	772	726
Victoria CMA	**	**	760	770	1,108	1,128	1,532	1,557	1,266	1,292
Williams Lake CA	**	**	504	477	707	726	800	836	746	780
British Columbia 10,000+	**876**	**727**	**672**	**684**	**1,014**	**1,032**	**1,231**	**1,265**	**1,095**	**1,120**

[1]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	0	0	45	44	114	115	109	110	268	269
Campbell River CA	2	2	45	41	134	140	138	143	319	326
Chilliwack CA	2	2	42	42	97	93	67	74	208	211
Courtenay CA	0	0	0	10	218	223	145	140	363	373
Cranbrook CA	2	2	17	17	68	68	97	93	184	180
Dawson Creek CA	0	0	3	3	92	92	95	91	190	186
Duncan CA	0	0	60	60	64	53	77	88	201	201
Fort St. John CA	0	0	59	58	230	232	203	200	492	490
Kamloops CA	2	2	23	22	198	202	230	224	453	450
Kamloops Zone 1-South Shore	0	0	3	5	125	124	112	115	240	244
Kamloops Zone 2-North Shore	2	2	20	17	73	78	118	109	213	206
Kelowna CMA	0	0	24	23	303	301	85	84	412	408
Nanaimo CA	6	6	19	19	132	133	61	62	218	220
Nelson CY(2)	n/a	0	n/a	0	n/a	0	n/a	3	n/a	3
Parksville CA	0	0	22	18	18	23	3	3	43	44
Penticton CA	2	2	14	14	116	116	88	88	220	220
Port Alberni CA	1	1	10	9	26	29	75	78	112	117
Powell River CA	0	0	6	5	6	13	10	11	22	29
Prince George CA	4	4	57	57	144	146	214	213	419	420
Prince George Zone 1-Downtown	4	4	22	22	52	53	112	112	190	191
Prince George Zone 2-Outlying	0	0	35	35	92	93	102	101	229	229
Prince Rupert CA	0	0	8	8	12	19	79	92	99	119
Quesnel CA	0	0	10	19	34	37	129	132	173	188
Salmon Arm CA	0	0	2	2	17	17	4	4	23	23
Squamish CA	0	0	0	0	10	10	34	34	44	44
Summerland DM	1	1	33	34	40	38	1	1	75	74
Terrace CA	0	0	9	6	73	78	67	62	149	146
Vancouver CMA	59	59	97	86	910	917	2,013	2,057	3,079	3,119
Vernon CA	7	56	63	64	57	56	84	101	211	277
Victoria CMA	17	17	118	113	205	203	379	370	719	703
Williams Lake CA	1	1	8	12	61	56	86	125	156	194
British Columbia 10,000+	**106**	**155**	**794**	**786**	**3,379**	**3,410**	**4,573**	**4,683**	**8,852**	**9,034**

[2]This centre is new to our survey as of 2013

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	-	-	**	**	**	**	8.3	0.9	4.9	3.3
Campbell River CA	**	**	6.7	7.3	6.0	2.9	6.5	9.1	6.6	6.1
Chilliwack CA	**	**	**	**	8.2	12.9	4.5	6.8	6.3	9.0
Courtenay CA	-	-	-	**	8.7	4.0	4.1	0.7	6.9	2.9
Cranbrook CA	**	**	**	5.9	14.7	5.9	6.3	6.5	9.4	6.1
Dawson Creek CA	-	-	**	**	9.8	17.4	10.5	13.2	10.0	15.1
Duncan CA	-	-	18.3	20.0	10.9	17.0	10.4	13.6	12.9	16.4
Fort St. John CA	-	-	11.9	5.2	4.5	1.8	6.1	4.5	6.1	3.3
Kamloops CA	**	**	13.0	4.5	4.0	1.5	6.1	4.5	5.5	3.1
Kamloops Zone 1-South Shore	-	-	**	**	2.4	0.8	1.8	5.2	2.1	2.9
Kamloops Zone 2-North Shore	**	**	15.0	5.9	6.8	2.6	10.2	3.7	9.4	3.4
Kelowna CMA	-	-	4.2	4.8	4.0	3.7	3.7	4.7	4.0	4.0
Nanaimo CA	**	**	5.3	0.0	10.6	4.5	19.7	19.4	12.4	8.2
Nelson CY(2)	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	7.1	**	6.9	**	19.3	10.2	11.8	**
Port Alberni CA	**	**	**	**	**	17.2	14.7	12.8	14.3	17.1
Powell River CA	-	-	**	**	**	**	**	**	13.6	13.8
Prince George CA	**	**	10.5	3.6	6.5	8.0	8.9	7.1	8.3	6.8
Prince George Zone 1-Downtown	**	**	9.1	9.1	8.0	**	12.5	9.8	10.8	9.3
Prince George Zone 2-Outlying	-	-	**	**	5.6	7.5	4.9	4.0	6.2	4.8
Prince Rupert CA	-	-	**	**	8.3	0.0	5.3	2.2	5.2	1.7
Quesnel CA	-	-	20.0	15.8	**	2.7	6.5	3.9	7.9	4.9
Salmon Arm CA	-	-	**	**	5.9	5.9	**	**	4.3	8.7
Squamish CA	-	-	-	-	**	**	5.9	5.9	4.5	4.5
Summerland DM	**	**	9.1	20.6	10.0	13.2	**	**	9.3	16.2
Terrace CA	-	-	**	**	0.0	1.3	1.5	1.6	0.7	1.4
Vancouver CMA	0.0	1.7	1.1	1.3	3.3	3.9	3.3	3.4	3.2	3.4
Vernon CA	**	1.8	8.2	6.3	1.8	8.9	8.5	1.0	6.3	4.0
Victoria CMA	**	**	2.5	3.5	3.9	4.9	7.1	3.8	5.3	4.0
Williams Lake CA	**	**	0.0	16.7	4.9	3.6	3.5	4.8	3.8	5.2
British Columbia 10,000+	**1.9**	**1.9**	**7.1**	**7.6**	**5.3**	**5.5**	**5.7**	**4.8**	**5.6**	**5.2**

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Abbotsford-Mission CMA	-	-	**	**	**	**	1.9	1.0	1.2	1.5
Campbell River CA	**	**	++	2.0	2.2	1.0	1.8	2.4	1.9	1.7
Chilliwack CA	**	**	**	**	++	9.9	7.5	-1.5	4.6	5.8
Courtenay CA	-	-	-	**	1.0	++	0.8	++	1.0	++
Cranbrook CA	**	**	**	**	1.7	++	3.5	1.8	2.6	1.1
Dawson Creek CA	-	-	**	**	**	3.3	**	**	**	0.7
Duncan CA	-	-	2.4	1.1	-0.1	0.4	++	-2.7	++	0.4
Fort St. John CA	-	-	3.1	6.6	7.5	6.4	5.1	6.0	6.1	6.0
Kamloops CA	**	**	0.3	5.9	1.1	2.4	1.0	2.9	1.0	2.4
Kamloops Zone 1-South Shore	-	-	**	**	2.0	2.8	2.2	2.3	2.4	1.7
Kamloops Zone 2-North Shore	**	**	0.4	8.6	-0.6	1.7	-0.6	3.7	-0.6	3.2
Kelowna CMA	-	-	1.9	++	++	++	++	0.5	++	++
Nanaimo CA	**	**	4.0	++	3.1	2.6	1.4	2.5	2.4	1.9
Nelson CY(2)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	**	4.6	1.6	++	++
Port Alberni CA	**	**	**	**	**	**	0.4	1.7	0.7	2.1
Powell River CA	-	-	**	**	**	**	**	**	++	2.5
Prince George CA	**	**	5.0	1.5	2.4	5.1	2.8	2.8	3.3	3.1
Prince George Zone 1-Downtown	**	**	**	-2.7	++	3.3	3.4	2.1	2.9	1.6
Prince George Zone 2-Outlying	-	-	**	**	1.5	7.1	1.8	3.8	3.7	4.4
Prince Rupert CA	-	-	**	**	**	**	-4.4	++	-3.4	++
Quesnel CA	-	-	4.0	**	++	**	++	3.8	++	3.9
Salmon Arm CA	-	-	**	**	**	**	**	**	++	1.5
Squamish CA	-	-	-	-	**	**	1.0	5.8	2.1	5.7
Summerland DM	**	**	2.2	0.7	2.4	++	**	**	2.6	2.5
Terrace CA	-	-	**	**	4.5	3.0	4.4	8.2	4.3	6.1
Vancouver CMA	-0.8	0.3	2.3	2.4	2.6	1.9	1.3	3.2	2.2	2.4
Vernon CA	**	**	1.7	1.4	-2.9	4.9	++	++	++	2.3
Victoria CMA	**	**	++	++	3.0	1.9	1.3	1.7	1.6	1.8
Williams Lake CA	**	**	**	**	12.7	2.2	++	4.1	1.8	4.8
British Columbia 10,000+	**0.4**	**1.4**	**1.8**	**2.2**	**3.0**	**2.3**	**2.0**	**2.6**	**2.3**	**2.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]This centre is new to our survey as of 2013

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	5.0	4.1	4.3	3.3	3.8	2.9	7.1	2.1	4.2	3.1
Campbell River CA	8.1	7.9	6.4	7.0	6.4	6.6	3.9	8.4	6.2	7.0
Chilliwack CA	5.3	3.6	5.2	4.3	6.2	4.6	3.1	2.9	5.5	4.3
Courtenay CA	6.5	4.4	2.4	1.4	4.3	2.5	5.1	1.2	4.1	2.2
Cranbrook CA	19.9	14.3	8.6	4.8	8.3	7.1	5.0	5.3	8.1	6.2
Dawson Creek CA	1.3	4.4	2.0	9.6	4.8	11.0	14.6	16.9	4.6	10.7
Duncan CA	3.3	**	8.4	9.8	9.9	8.8	9.2	14.3	8.8	9.5
Fort St. John CA	5.6	6.9	5.0	3.0	3.4	4.3	5.7	3.9	4.2	3.9
Kamloops CA	1.8	12.9	3.1	3.3	4.7	2.1	5.5	1.1	3.9	3.2
Kamloops Zone 1-South Shore	0.8	16.8	1.6	1.6	1.5	0.4	0.7	2.2	1.4	2.3
Kamloops Zone 2-North Shore	3.9	1.9	4.8	5.3	7.8	3.9	10.0	0.0	6.6	4.1
Kelowna CMA	2.0	2.0	3.0	1.3	4.6	2.2	6.0	3.7	4.0	1.9
Nanaimo CA	2.8	2.3	5.6	4.8	8.9	6.3	9.5	8.1	7.0	5.4
Nelson CY(2)	n/a	5.7	n/a	0.5	n/a	2.0	n/a	**	n/a	1.9
Parksville CA	0.0	0.0	2.3	3.0	1.1	1.1	11.1	0.0	1.6	1.4
Penticton CA	3.7	2.3	3.6	3.5	5.2	5.1	18.0	8.3	5.0	4.4
Port Alberni CA	1.6	2.8	5.8	9.5	6.3	8.5	11.8	10.7	6.3	8.7
Powell River CA	**	**	4.7	3.4	5.8	6.6	10.3	9.9	5.5	5.4
Prince George CA	6.8	5.1	3.9	4.2	3.6	3.6	6.0	3.8	4.3	3.9
Prince George Zone 1-Downtown	6.0	5.7	4.5	6.7	3.5	5.6	8.3	5.4	4.9	6.0
Prince George Zone 2-Outlying	8.7	3.9	3.6	2.4	3.7	2.6	4.9	3.2	4.1	2.7
Prince Rupert CA	15.0	11.7	11.1	11.1	12.6	**	6.4	4.4	11.0	9.8
Quesnel CA	12.5	0.0	14.0	4.9	9.8	10.7	6.2	3.4	10.4	7.2
Salmon Arm CA	9.1	18.2	6.5	4.1	2.8	2.4	0.0	11.1	4.4	3.7
Squamish CA	3.7	3.7	12.4	1.0	13.6	1.8	1.6	0.0	10.3	1.4
Summerland DM	**	**	4.7	13.6	6.7	10.3	**	**	5.6	11.3
Terrace CA	0.0	0.0	1.4	0.0	3.5	0.4	3.0	1.0	2.6	0.4
Vancouver CMA	1.1	1.1	1.7	1.6	2.4	1.9	2.5	2.4	1.8	1.7
Vernon CA	4.5	4.8	6.0	4.8	5.2	8.3	8.4	3.9	5.8	6.1
Victoria CMA	1.3	2.3	2.9	3.0	2.9	2.6	4.7	2.5	2.8	2.8
Williams Lake CA	0.0	9.4	3.9	3.1	4.0	5.5	8.5	4.5	4.7	4.7
British Columbia 10,000+	**1.5**	**1.8**	**2.4**	**2.3**	**3.6**	**3.0**	**4.5**	**3.5**	**2.8**	**2.5**

[1] This centre is new to our survey as of 2013

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	559	575	662	678	818	821	1,130	1,137	750	760
Campbell River CA	532	541	610	615	737	743	915	943	717	727
Chilliwack CA	497	504	623	627	770	774	897	897	692	697
Courtenay CA	548	553	663	680	791	801	819	829	747	758
Cranbrook CA	473	468	615	619	731	737	852	860	709	712
Dawson Creek CA	640	697	760	798	1,048	1,107	1,242	1,199	928	972
Duncan CA	528	524	634	638	733	737	914	891	686	691
Fort St. John CA	638	655	774	789	1,003	1,059	1,122	1,179	933	979
Kamloops CA	613	638	709	719	882	863	1,122	1,144	811	808
Kamloops Zone 1-South Shore	603	643	760	780	912	937	1,279	1,273	851	868
Kamloops Zone 2-North Shore	636	626	653	649	854	788	968	1,009	769	739
Kelowna CMA	592	606	750	776	918	958	1,120	1,144	855	886
Nanaimo CA	548	566	665	686	802	814	969	1,034	729	751
Nelson CY(2)	n/a	527	n/a	657	n/a	792	n/a	1,125	n/a	710
Parksville CA	517	540	648	707	738	757	854	918	713	744
Penticton CA	542	538	670	676	784	797	1,074	1,108	728	746
Port Alberni CA	479	517	532	552	663	688	754	758	604	627
Powell River CA	**	512	588	581	676	668	756	760	636	631
Prince George CA	530	552	623	641	748	766	853	881	711	731
Prince George Zone 1-Downtown	533	570	620	628	707	725	782	809	662	682
Prince George Zone 2-Outlying	524	512	625	650	766	785	882	912	739	759
Prince Rupert CA	470	471	572	586	678	735	665	708	622	661
Quesnel CA	421	442	513	525	610	624	672	692	589	603
Salmon Arm CA	502	509	655	656	788	795	**	**	726	731
Squamish CA	558	591	714	717	800	823	890	918	773	792
Summerland DM	**	**	565	580	723	747	**	**	662	678
Terrace CA	519	521	574	595	658	685	792	837	658	683
Vancouver CMA	866	878	982	1,005	1,267	1,287	1,471	1,514	1,058	1,078
Vernon CA	525	496	637	640	780	785	875	888	721	717
Victoria CMA	695	706	827	832	1,061	1,069	1,398	1,415	902	909
Williams Lake CA	418	436	574	586	701	700	800	825	682	697
British Columbia 10,000+	**798**	**809**	**906**	**924**	**1,070**	**1,084**	**1,232**	**1,259**	**963**	**979**

[1]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	121	123	1,807	1,772	1,947	1,939	143	145	4,018	3,979
Campbell River CA	37	38	404	401	762	746	178	191	1,381	1,376
Chilliwack CA	113	110	1,492	1,498	1,317	1,300	129	138	3,051	3,046
Courtenay CA	139	137	490	495	1,215	1,203	253	245	2,097	2,080
Cranbrook CA	15	14	316	313	568	553	142	131	1,041	1,011
Dawson Creek CA	74	71	425	413	457	499	122	118	1,078	1,101
Duncan CA	66	67	719	704	558	540	108	119	1,451	1,430
Fort St. John CA	72	74	645	648	1,145	1,184	235	232	2,097	2,138
Kamloops CA	169	201	1,596	1,592	1,586	1,543	278	272	3,629	3,608
Kamloops Zone 1-South Shore	118	149	840	854	781	774	136	139	1,875	1,916
Kamloops Zone 2-North Shore	51	52	756	738	805	769	142	133	1,754	1,692
Kelowna CMA	159	160	1,860	1,912	2,503	2,547	236	220	4,758	4,839
Nanaimo CA	246	260	1,631	1,749	1,457	1,545	188	210	3,522	3,764
Nelson CY(2)	n/a	74	n/a	179	n/a	253	n/a	15	n/a	521
Parksville CA	17	17	131	133	453	458	18	17	619	625
Penticton CA	140	131	1,030	1,029	957	939	100	100	2,227	2,199
Port Alberni CA	61	73	454	432	430	429	95	103	1,040	1,037
Powell River CA	10	12	305	300	244	263	48	50	607	625
Prince George CA	263	259	1,101	1,095	1,706	1,698	593	589	3,663	3,641
Prince George Zone 1-Downtown	175	170	452	447	531	546	169	169	1,327	1,332
Prince George Zone 2-Outlying	88	89	649	648	1,175	1,152	424	420	2,336	2,309
Prince Rupert CA	55	53	279	275	337	379	149	151	820	858
Quesnel CA	16	16	228	224	351	337	150	152	745	729
Salmon Arm CA	11	11	170	170	218	212	9	9	408	402
Squamish CA	27	27	97	97	162	165	62	62	348	351
Summerland DM	1	1	43	44	60	58	3	3	107	106
Terrace CA	30	30	129	126	277	279	113	107	549	542
Vancouver CMA	11,668	11,785	65,995	66,255	26,240	26,327	4,243	4,299	108,146	108,666
Vernon CA	88	138	757	751	762	751	203	218	1,810	1,858
Victoria CMA	2,629	2,654	13,411	13,383	7,385	7,398	789	775	24,214	24,210
Williams Lake CA	11	11	190	196	406	402	127	176	734	785
British Columbia 10,000+	**16,238**	**16,548**	**95,705**	**96,189**	**53,503**	**53,948**	**8,714**	**8,847**	**174,160**	**175,532**

[1]This centre is new to our survey as of 2013

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- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA	6.6	7.3	5.7	4.1	4.7	3.6	7.8	2.1	5.3	3.9
Campbell River CA	8.1	7.9	7.7	7.2	7.1	7.2	6.7	8.9	7.2	7.5
Chilliwack CA	5.3	4.5	6.6	5.8	7.8	6.6	5.4	3.6	7.0	6.0
Courtenay CA	6.5	5.1	2.7	1.4	6.1	3.4	5.5	1.6	5.2	2.8
Cranbrook CA	19.9	14.3	9.9	4.8	9.9	7.1	5.7	5.3	9.5	6.2
Dawson Creek CA	1.3	5.8	3.1	10.8	5.3	11.8	15.4	16.9	5.3	11.6
Duncan CA	3.3	5.4	9.7	10.6	11.5	9.4	12.9	14.3	10.3	10.2
Fort St. John CA	5.6	6.9	5.9	3.7	4.1	5.1	5.7	4.4	4.9	4.7
Kamloops CA	1.8	12.9	3.7	4.4	5.4	3.1	7.3	3.7	4.6	4.3
Kamloops Zone 1-South Shore	0.8	16.8	2.3	2.5	2.0	1.3	3.7	4.3	2.2	3.2
Kamloops Zone 2-North Shore	3.9	1.9	5.3	6.6	8.7	4.9	10.7	3.0	7.3	5.4
Kelowna CMA	4.7	2.7	3.5	2.4	5.0	3.1	6.0	4.1	4.5	2.8
Nanaimo CA	4.8	3.5	6.8	6.9	10.0	7.6	10.1	8.6	8.2	7.0
Nelson CY(2)	n/a	5.7	n/a	0.5	n/a	2.0	n/a	**	n/a	1.9
Parksville CA	0.0	0.0	2.3	3.0	1.5	1.1	11.1	0.0	1.9	1.4
Penticton CA	3.7	3.1	3.6	4.1	5.2	6.1	18.0	9.3	5.0	5.2
Port Alberni CA	1.6	2.8	7.3	10.3	7.7	8.7	11.8	10.7	7.5	9.2
Powell River CA	**	**	5.7	3.4	5.8	8.2	10.3	12.2	6.0	6.2
Prince George CA	7.2	5.5	4.7	5.1	4.5	4.5	6.8	5.3	5.1	4.9
Prince George Zone 1-Downtown	6.6	6.3	5.0	7.7	4.2	6.5	10.1	9.0	5.6	7.2
Prince George Zone 2-Outlying	8.7	3.9	4.5	3.4	4.6	3.5	5.4	3.6	4.9	3.5
Prince Rupert CA	16.8	11.7	11.9	11.1	**	**	7.3	4.4	13.1	9.9
Quesnel CA	12.5	0.0	14.0	5.4	9.8	10.7	6.2	3.4	10.4	7.3
Salmon Arm CA	9.1	18.2	8.2	4.1	3.2	3.3	0.0	22.2	5.4	4.5
Squamish CA	3.7	3.7	13.4	2.1	14.2	3.0	3.2	4.8	11.2	3.1
Summerland DM	**	**	7.0	15.9	8.3	10.3	**	**	7.5	12.3
Terrace CA	0.0	0.0	1.4	0.0	3.5	0.4	3.0	1.0	2.6	0.4
Vancouver CMA	2.1	1.8	2.6	2.4	3.2	2.7	3.2	3.3	2.7	2.5
Vernon CA	4.5	4.8	6.8	5.4	5.4	9.7	8.9	4.4	6.3	7.0
Victoria CMA	2.2	3.8	3.9	4.2	3.9	3.6	5.6	3.8	3.8	4.0
Williams Lake CA	0.0	9.4	4.4	3.1	4.4	6.0	8.5	4.5	5.1	5.0
British Columbia 10,000+	**2.5**	**2.7**	**3.3**	**3.1**	**4.4**	**3.9**	**5.3**	**4.4**	**3.7**	**3.4**

[2]This centre is new to our survey as of 2013

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- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Abbotsford-Mission CMA	-4.0	7.0	++	2.3	1.2	1.6	++	++	1.0	1.6
Campbell River CA	2.7	2.0	0.6	2.4	1.0	0.9	0.5	1.5	1.1	1.4
Chilliwack CA	2.2	1.2	1.7	0.6	1.5	0.6	3.4	1.6	1.5	0.9
Courtenay CA	2.2	-0.8	2.8	1.9	1.5	1.3	0.7	0.9	1.4	1.4
Cranbrook CA	**	1.5	1.6	0.9	1.3	1.3	1.6	1.1	1.7	0.9
Dawson Creek CA	5.8	6.9	3.5	5.4	5.2	4.2	9.7	++	5.3	3.9
Duncan CA	0.4	++	1.8	0.8	1.7	++	1.2	++	1.2	++
Fort St. John CA	5.2	4.3	7.7	3.3	7.7	4.3	5.0	4.9	7.3	3.8
Kamloops CA	++	2.1	0.7	1.8	3.4	2.1	++	1.0	2.0	1.9
Kamloops Zone 1-South Shore	++	2.6	++	2.6	3.1	2.6	1.5	1.9	1.9	2.5
Kamloops Zone 2-North Shore	++	1.2	1.2	0.9	3.9	1.6	-1.5	++	2.1	1.4
Kelowna CMA	++	3.0	++	1.9	++	1.8	1.8	1.1	++	1.5
Nanaimo CA	3.4	++	1.2	0.7	++	0.7	1.1	11.9	0.8	0.7
Nelson CY(2)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Parksville CA	-0.1	2.9	2.6	1.5	0.6	1.6	++	3.1	1.1	1.7
Penticton CA	1.4	4.6	1.7	1.9	2.8	1.4	5.3	0.6	2.1	1.7
Port Alberni CA	4.0	5.3	3.8	3.7	1.8	3.7	3.3	-1.5	2.5	3.4
Powell River CA	**	**	5.5	-1.0	3.6	++	++	++	3.8	-0.3
Prince George CA	4.9	1.2	2.8	2.4	1.9	3.2	3.6	4.3	2.2	3.4
Prince George Zone 1-Downtown	2.3	4.4	3.3	1.3	2.5	3.0	1.7	4.3	2.4	3.2
Prince George Zone 2-Outlying	6.8	++	2.6	2.9	1.6	3.3	4.3	4.3	2.1	3.6
Prince Rupert CA	**	3.9	2.1	**	3.6	++	++	++	**	**
Quesnel CA	**	**	2.5	4.8	++	2.5	++	1.4	++	2.9
Salmon Arm CA	0.0	0.9	2.9	++	1.8	1.2	**	**	2.1	0.6
Squamish CA	-1.9	3.2	-5.8	0.2	-3.0	2.5	**	2.6	-4.4	2.4
Summerland DM	**	**	-1.8	1.2	2.5	++	**	**	++	1.9
Terrace CA	0.2	2.2	1.6	4.0	2.7	4.3	3.9	7.9	2.9	4.8
Vancouver CMA	2.5	2.4	2.3	2.4	2.3	2.1	1.9	2.3	2.3	2.2
Vernon CA	++	++	++	++	++	0.9	-0.7	++	++	++
Victoria CMA	1.5	0.7	1.0	0.7	1.0	0.8	-0.9	1.7	1.0	1.0
Williams Lake CA	**	**	++	3.0	5.1	++	1.9	1.5	2.0	1.6
British Columbia 10,000+	**2.1**	**2.2**	**1.9**	**2.0**	**2.0**	**1.8**	**1.6**	**2.4**	**2.0**	**2.0**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]This centre is new to our survey as of 2013

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) British Columbia - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Vancouver CMA	1.0	1.1	1.8	1.7
Victoria CMA	2.2	2.1	2.7	2.8

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type British Columbia - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Vancouver CMA	**	876	1,287	1,005	1,580	1,281	2,147	1,498
Victoria CMA	**	706	973	833	1,270	1,068	**	1,281

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type British Columbia - October 2013

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Vancouver CMA	**	**	1,299	1,287	1,662	1,580	**	2,147	1,499	1,521
Victoria CMA	**	**	**	973	1,368	1,270	**	**	1,296	1,245

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments[2] British Columbia - October 2013

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Vancouver CMA	187,347	194,598	48,528	51,224	25.9	26.3	1.0	1.1
Victoria CMA	22,319	22,760	4,623	4,884	20.7	21.5	2.2	2.1

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type British Columbia - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	883	824	1,341	1,373	1,280	1,312
Semi detached, Row and Duplex	**	**	**	**	**	**	1,044	1,026	963	833
Other-Primarily Accessory Suites	**	**	**	655	662	**	1,176	1,065	671	776
Total	**	**	**	646	709	768	1,207	1,218	913	937
Kelowna CMA										
Single Detached	**	**	**	**	1,019	1,017	1,537	1,565	1,393	1,407
Semi detached, Row and Duplex	**	**	**	**	993	1,079	1,203	1,214	1,082	1,146
Other-Primarily Accessory Suites	**	**	721	**	963	1,089	**	1,296	932	1,036
Total	**	**	699	**	991	1,066	1,391	1,397	1,134	1,196
Vancouver CMA										
Single Detached	**	**	**	**	1,321	1,260	1,820	1,831	1,764	1,737
Semi detached, Row and Duplex	**	**	**	**	1,138	1,127	1,333	1,312	1,213	1,205
Other-Primarily Accessory Suites	**	**	840	884	922	974	1,421	1,387	923	1,002
Total	**	**	843	876	1,055	1,077	1,516	1,489	1,180	1,212
Victoria CMA										
Single Detached	**	**	**	**	1,312	1,190	1,618	1,708	1,534	1,552
Semi detached, Row and Duplex	**	**	**	**	1,020	1,022	1,134	1,073	1,062	1,057
Other-Primarily Accessory Suites	**	**	857	716	1,110	1,004	**	1,213	955	857
Total	**	**	837	775	1,091	1,049	1,343	1,311	1,111	1,087

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type British Columbia - October 2013		
	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Abbotsford-Mission CMA		
Single Detached	2,641	2,479
Semi detached, Row and Duplex	2,419	**
Other-Primarily Accessory Suites	**	**
Total	9,365	9,340
Kelowna CMA		
Single Detached	3,071	3,064
Semi detached, Row and Duplex	3,693	3,383
Other-Primarily Accessory Suites	2,718	2,870
Total	9,482	9,318
Vancouver CMA		
Single Detached	17,289	17,413
Semi detached, Row and Duplex	41,458	48,977
Other-Primarily Accessory Suites	**	38,533
Total	103,780	104,923
Victoria CMA		
Single Detached	3,734	4,049
Semi detached, Row and Duplex	8,083	9,208
Other-Primarily Accessory Suites	**	6,746
Total	19,347	20,003

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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